



## 530 3 Street Calgary Alberta

\$389,000

Welcome to this virtually brand-new 1-bedroom + den condo in the prestigious Arris Residences, located in the heart of East Village—one of Calgary's most vibrant and evolving downtown neighborhoods. This south-facing unit offers 650 sq. ft. of intelligently designed living space and features:

- o Floor-to-ceiling windows that fill the space with natural light
- o A private balcony with unobstructed city skyline views
- o Central air conditioning for year-round comfort
- o A modern kitchen with quartz countertops, premium stainless steel appliances, and sleek cabinetry
- o The multi-functional den is perfect for a home office, reading nook, or guest space.

Luxury building amenities include:

- o 24/7 concierge service
- o Indoor swimming pool, hot tub, and sauna
- o Fully equipped fitness centre and yoga studio
- o Pet-friendly outdoor courtyard
- o Secure bike storage with maintenance station
- o Private dining room with a chef's kitchen—ideal for hosting gatherings

Additional perks:

- o Heated underground parking
- o Spacious storage locker
- o On-site car wash bay
- o Direct indoor access to Superstore, TD Bank, and Winners
- o Steps from the C-Train, Central Library, Studio Bell, and Calgary's downtown core

This move-in-ready unit combines modern luxury, unmatched convenience, and panoramic city views, making it an ideal opportunity for professionals, investors, or anyone seeking a refined urban lifestyle. Competitively priced—schedule your private showing today! (id:6769)

4pc Bathroom 4.92 M x 8.50 M

Bedroom 9.50 M x 13.92 M

Den 8.58 M x 7.83 M

Foyer 4.67 M x 1.83 M

Other 13.75 M x 9.00 M

Laundry room 3.58 M x 3.42 M

Living room/Dining room 12.00 M x 17.92 M

Listing Presented By:



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eXp Realty

<http://findyouhouses@gmail.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)